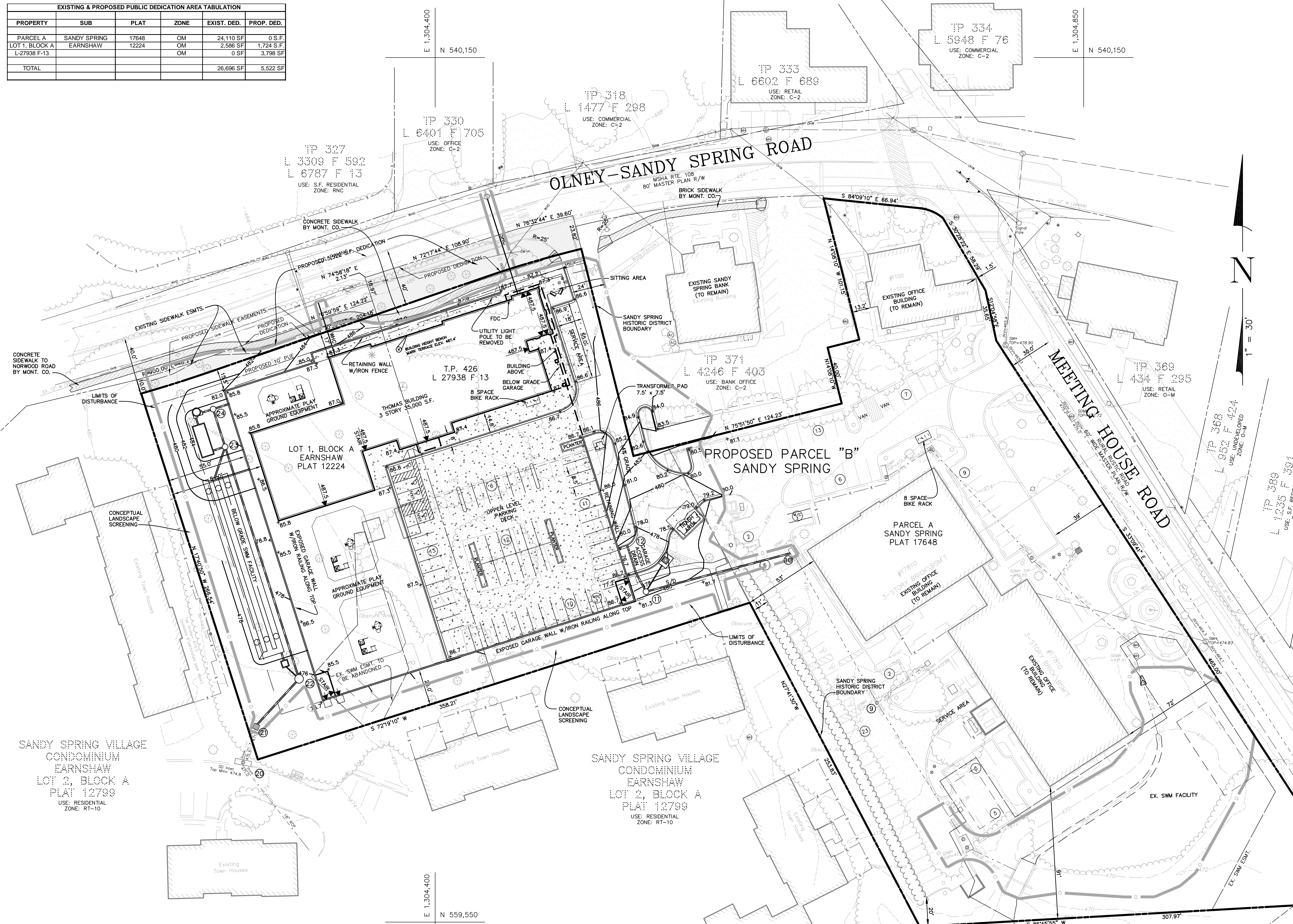
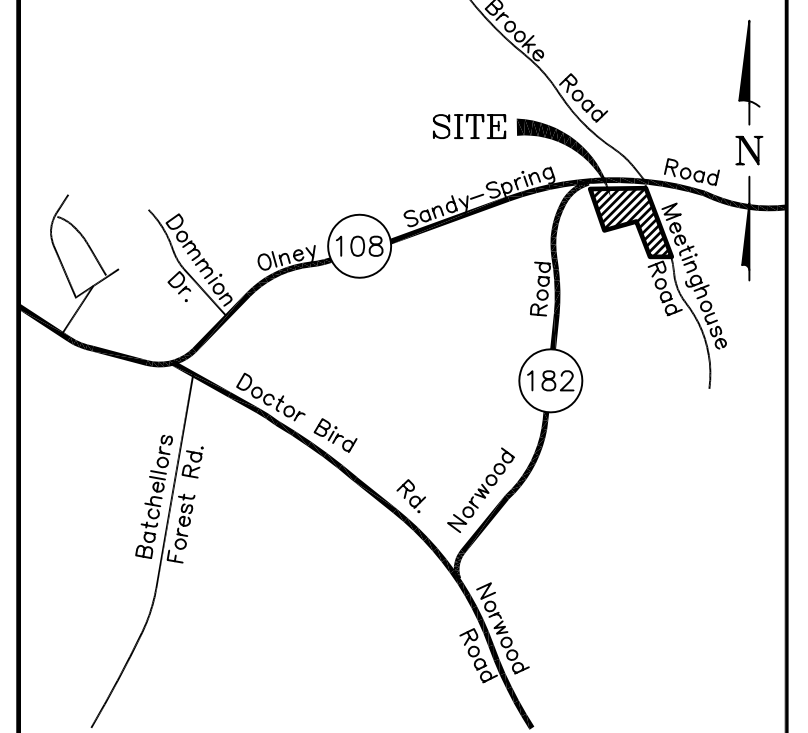


EXISTING & PROPOSED PUBLIC DEDICATION AREA TABULATION					
PROPERTY	SUB	PLAT	ZONE	EXIST. DED.	PROP. DED.
PARCEL A	SANDY SPRING	17648	OM	24,110 SF	0 S.F.
LOT 1, BLOCK A	EARNSHAW	12224	OM	2,586 SF	1,724 S.F.
L-27938 F-13			OM	0 SF	3,798 SF
TOTAL				26,696 SF	5,522 SF



Legend

EXISTING	PROPOSED
	Paving
	Curb & Gutter
	Sign
	Utility Pole
	Lamp Post
	Post or Bollard
	Tree
	Electric
	Overhead Wires
	Sanitary Sewer
	Storm Drain
	Water Line
	Fire Hydrant
	Gas
	Telephone
	Buildings
	Concrete
	Spot Elevation
	Contour
	Limit of Disturbance



VICINITY MAP
SCALE: 1" = 2,000'
ADC MAP #5049, GRID F7

SITE DATA

SUBJECT PROPERTY: LOT 1, BLOCK A EARNSHAW, PLAT 12224
PARCEL A SANDY SPRING, PLAT 17648
TAX PARCEL 426, LIBER 27938, FOLIO 13

GROSS LOT AREA: 210,779 S.F. or 4.86 AC.
PROPOSED DEDICATION: 6,522 S.F. or 0.13 AC.
NET LOT AREA: 205,257 S.F. or 4.71 AC.

ZONING CLASSIFICATION: O-M (DEVELOPMENT MUST CONFORM TO THE C-T ZONE) (1)
SANDY SPRING, ASHTON RURAL VILLAGE OVERLY ZONE

PROPERTY ADDRESS: SANDY SPRING ROAD

TAX ACCOUNT No.: 1869728 LOT 1
2860303 PARCEL A
1520727 P-08

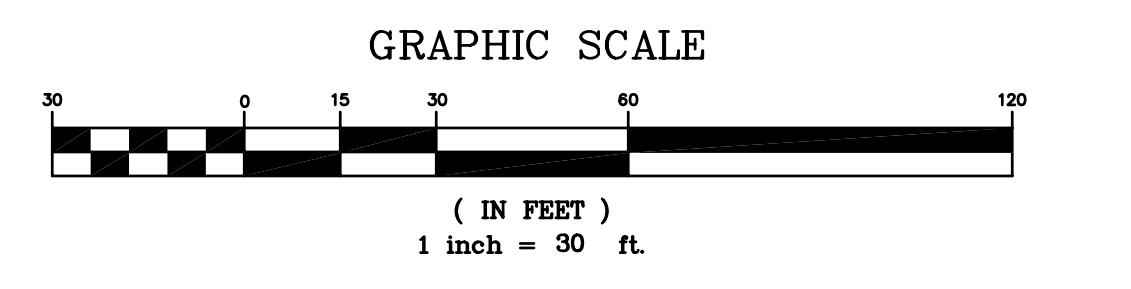
PROPOSED USE: OFFICE, COMMERCIAL AND SCHOOL

DEVELOPMENT STANDARDS

	REQUIRED	PROPOSED
NET TRACT AREA	No Minimum	205,257 S.F. 4.71 AC.
BUILDING SETBACK REQUIREMENTS		
ADJACENT TO SANDY SPRING RD.	10' (Min)	17' (Bdy 15.5' (Gar.)
ADJACENT TO MEETING HOUSE RD.	15' (Min)	15' (2)
ADJACENT TO RT-10 ZONE	15' (Min)	64' (Bdy) 55.0' (Gar.)
ADJACENT TO RE-2 ZONE	15' (Min)	91' (2)
BUILDING HEIGHT	30' (Max) (1)	30'
BUILDING COVERAGE		
EXISTING OFFICE BUILDINGS	19,204 S.F. (3)	14,804 S.F. (4)
PROPOSED OFFICE/SCHOOL BUILDING	35% of 71,840 S.F. (Max)	16.6% of 34,008 S.F.
TOTAL		35.0% inc. Parking Str.
BUILDING AREA	0.5 FAR or 105,389 S.F. (Max)	51,077 S.F. (3)
EXISTING OFFICE		21,044 S.F. (4)
PROPOSED OFFICE		1,718 S.F. (4)
PROPOSED COMMERCIAL		12,238 S.F. (4)
PROPOSED DAYCARE/SCHOOL		86,077 S.F. (4)
TOTAL	105,389 S.F.	86,077 S.F.
PARKING SETBACK REQUIREMENTS		
ADJACENT TO SANDY SPRING RD.	10' (Min)	100'
ADJACENT TO MEETING HOUSE RD.	10' (Min)	39'
ADJACENT TO RT-10 ZONE	20' (Min)	11' (2)
ADJACENT TO RE-2 ZONE	17' (Min)	29'
SITE GREEN AREA	10% OR 21,099 S.F. (Min)	53% OR 113,000 S.F.
OFF STREET PARKING AND LOADING		
SURFACE PARKING FACILITY AREA	5.0%	26,700 S.F.
INTERNAL LANDSCAPING	OR 1,340 S.F. (Min)	6.6% OR 1,760 S.F.
PARKING SPACES		
OFFICE (72,121 S.F.)	3/1K = 217	
COMMERCIAL (1,718 S.F.)	5/1K = 9	
SCHOOL (119,848 S.F.)	53	
TOTAL	289 SPACES (Min)	284 (5)
HANDICAPP PARKING		
MOTORCYCLE (89-E-2.3(0))	7	12 (6)
BICYCLE (89-E-2.3(0))	26 OR 6	6
	1/20 SPACES (20 Max)	15

- NOTES:
- BINDING ELEMENT OF THE APPROVED G-627 ZONING APPLICATION AND SSP RURAL VILLAGE OVERLY ZONE
 - EXISTING CONDITION
 - INFORMATION FROM PREVIOUSLY APPROVED SITE PLAN #8-88000
 - INFORMATION PROVIDED BY PROJECT ARCHITECT
 - LOCATION OF SPACES:

	AUTO	MOTORCYCLE	HANDICAPP
SURFACE SPACES	79	3	8
UPPER LEVEL	52	3	4
LOWER LEVEL	164	0	0
TOTAL	294	6	12
 - H/C SPACES INCLUDED IN TOTAL PROVIDED PARKING



- #### PRELIMINARY PLAN SUBDIVISION NOTES
- THIS PRELIMINARY PLAN IS NOT TO BE USED FOR CONSTRUCTION.
 - THE BOUNDARY AND TOPOGRAPHY INFORMATION WAS PREPARED BY MACRIS, HENDRICKS & GLASCOCK, P.A.
 - THIS PROPERTY IS WITHIN O-M ZONE.
 - DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE APPROVED SCHEMATIC DEVELOPMENT PLAN AMENDMENT DPA 08-2.
 - THIS PROPERTY IS WITHIN THE NORTHWEST BRANCH WATERSHED.
 - WSSC WATER CATEGORY IS W-1
 - WSSC SEWER CATEGORY IS S-1
 - THE ENVIRONMENTAL PLANNING DEPARTMENT OF THE M-NCPP&C HAS APPROVED AN NRI/FSR FOR THIS PROPERTY. (REF. #420081680)
 - A PRELIMINARY FOREST CONSERVATION PLAN HAS BEEN SUBMITTED TO THE ENVIRONMENTAL PLANNING DEPARTMENT OF THE M-NCPP&C FOR REVIEW.
 - THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES HAS APPROVED A STORMWATER MANAGEMENT CONCEPT FOR THIS DEVELOPMENT. (REF. #2241109)
 - THE MONTGOMERY COUNTY HEALTH DEPARTMENT RECORDS DO NOT INDICATE ANY WELL OR SEPTIC AREAS ON THE PROPERTY
 - LOT LINES ARE PRELIMINARY AND SUBJECT TO CHANGE ON THE FINAL SUBDIVISION PLAN.

SURVEYOR'S CERTIFICATE

I hereby certify that the boundary shown hereon is correct based on existing deeds and plats recorded among the Land Records of Montgomery County, Maryland, subject to change upon completion of a final survey. Topography from sources noted hereon.

Date _____ Macris, Hendricks, & Glascock, P.A.
By: Jonathan A. Russell
Property Line Surveyor

REVISIONS		
NO.	DATE	DESCRIPTION

OWNER
STABLER 1848, LLC
C/O NICHOLS DEVELOPMENT INC.
18623 BROOKE ROAD
SANDY SPRING, MD 20860
PHONE: 301-924-5258
ATTN.: FRED NICHOLS

DEVELOPER
NICHOLS DEVELOPMENT, LLC
18623 BROOKE ROAD
SANDY SPRING, MD 20860
PHONE: 301-924-5258
ATTN.: FRED NICHOLS

TAX MAP JT342 PRELIMINARY PLAN #120090230 WSSC 224NW01

PRELIMINARY PLAN
LOT 1, BLOCK A EARNSHAW, PARCEL A, SANDY SPRING & TP-426
SANDY SPRING, PARCEL B
THOMAS BUILDING
8TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

MHG Macris, Hendricks & Glascock, P.A.
Engineers • Planners
Landscape Architects • Surveyors

9220 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1279
Phone 301.670.0840
Fax 301.948.0893
www.mhga.com

Proj. Mgr. MDP	Designer MDP
Date 4-22-09	Scale 1" = 30'
Project No. 86.249.21	Sheet 1 of 1

Call "Miss Utility" at 1-800-257-7777, 48 hours prior to the start of work. The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.